

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,736	100	1999
DCK	75	10	2019
UOP	160	25	2017
UOP	165	25	2019
TOTALS	2,136		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100%	- 2017	78.05	142,441	1998	1998	0	0	45.00	55.00
Heated Area: 1736 HX Base Yr 2017											
BLD DATE	12/05/2017	MMJT	LGL DATE	12/05/2017	MMJT	AG DATE	12/05/2017	MMJT			
XF DATE	12/05/2017	MMJT	AG DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				85,905		
TOTAL MARKET OB/XF VALUE				3,677		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				119,582		
SOH/AGL Deduction				16,829		
ASSESSED VALUE				102,753		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				52,753		
TOTAL JUST VALUE				119,582		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				99,760		
5YR CK MM PU NEW UOP/DCK PU XFOB X2						
TRAV ON BLDG 1.						
5 YR PRCL CK, PU XFOB LN 4. PU BLDG 2. CHG						
WARD HAS HX AT 140 EMMETT WHALEY RD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16000351	MECH	0	04/12/2016			
023237	ELEC	0	02/17/1998			
023189	DW/MH	0	02/04/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/0731	9/09/2022	QC	U	I	11	100
GRANTOR: WARD NAKIMA ROSANNA						
GRANTEE: WARD NATHANIEL W						
0978/0842	8/14/2015	WD	U	I	12	40,000
GRANTOR: WELLS FARGO BANK, N.A						
GRANTEE: WARD NAKIMA ROSANNA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1999] W55 UOP=[YR=2019] E11 N15 W11 S15\$						
DCK=[YR=2019] N15 W5 S15 E5 \$ W7 S28 E46 UOP=[YR=2017] W16 S10 E16 N10\$ E16 N28\$.						

EXTRA FEATURES																		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1	0700	PORT BLDG	0	100	15	9			8.00	100	2002	2002	3	59	637			
2	0940	OPEN SHED	0	100	12	10			4.00	100	2008	2008	3	34	163			
3	0072	VINYL FENC	0	100	0	0			11.00	100	2009	2009	3	39	781			
4	0700	PORT BLDG	0	100	8	8			8.00	100	2016	2016	3	86	440			
5	0140	FIRE PLACE	0	100	0	0			1,900.00	100	1998	1998	3	55	1,045			
6	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	611			
TOTALS												2,136		1,825	78,343			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	100			0.00	0.00	4.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	30,000							

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Bedrooms		0		100	
Bathrooms		0		100	
Stories	1.	1.		100	
Class	00	N/A		100	
Units		0		100	
Quality	08	FAIR			
DOR CODE	0200	MOBILE HOME			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UDC	240	25	2017	60	1,303
UDG	480	60	2017	288	6,258
TOTALS	720			348	7,562

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2	SFR	UFGR	100%	-	2017									
Heated Area: 0						HX Base Yr 2017								
BLD DATE			12/05/2017			MMJT			LGL DATE			12/05/2017		
XF DATE			12/05/2017			MMJT			LAND DATE			12/05/2017		
INC DATE									AG DATE					

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
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VALUATION BY				STANDARD	
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TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				119,582	
SOH/AGL Deduction				16,829	
ASSESSED VALUE				102,753	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				52,753	
TOTAL JUST VALUE				119,582	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				99,760	
ADD HX(50%) 2017/NATHANIEL WARD III. NAKIMA					
UPDATED ADDR PER DEED REF 978 P842					
UNABLE TO FWD. REMOVE HX FOR 2014.					
QUESTIONNAIRE RTN BY PO, NO SUCH STREET					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0731	9/09/2022	QC	U	I	11	100
GRANTOR: WARD NAKIMA ROSANNA						
GRANTEE: WARD NATHANIEL W						
0978/0842	8/14/2015	WD	U	I	12	40,000
GRANTOR: WELLS FARGO BANK, N.A						
GRANTEE: WARD NAKIMA ROSANNA						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
144 EMMETT WHALEY RD, CRAWFORDVILLE																
TOTALS 0																

BUILDING NOTES			

BUILDING DIMENSIONS			
UDC=[YR=2017] W12 S20 UDG=[YR=2017] N20 W24 S20 E24\$ E12 N20\$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV